

059.B

0001

0002.0

Map

Block

Lot

1 of 1

Residential  
CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

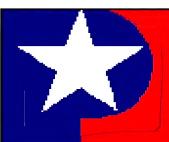
441,600 / 441,600

USE VALUE:

441,600 / 441,600

ASSESSED:

441,600 / 441,600


**Patriot**  
Properties Inc.
**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
96		BOW ST, ARLINGTON

**OWNERSHIP**

Unit #: 2

Owner 1: BLATT EMILY

Owner 2:

Owner 3:

Street 1: 96 BOW ST #2

Street 2:

Twn/City: ARLINGTON

St/Prov: MA	Cntry:	Own Occ: Y
Postal: 02474	Type:	

**PREVIOUS OWNER**

Owner 1: GUIMOND LISA A -

Owner 2: -

Street 1: 96-98 BOW STREET

Twn/City: ARLINGTON

St/Prov: MA	Cntry:	
Postal: 02474	Type:	

**NARRATIVE DESCRIPTION**

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1909, having primarily Clapboard Exterior and 1181 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL		water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

**LAND SECTION (First 7 lines only)**

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	7006																

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	441,600			441,600		152630
							GIS Ref
							GIS Ref
							Insp Date
							08/16/18

PREVIOUS ASSESSMENT								Parcel ID	059.B-0001-0002.0	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	441,600	0	.	.	441,600		Year end	12/23/2021
2021	102	FV	428,900	0	.	.	428,900		Year End Roll	12/10/2020
2020	102	FV	422,500	0	.	.	422,500	422,500	Year End Roll	12/18/2019
2019	102	FV	430,600	0	.	.	430,600	430,600	Year End Roll	1/3/2019
2018	102	FV	380,800	0	.	.	380,800	380,800	Year End Roll	12/20/2017
2017	102	FV	347,200	0	.	.	347,200	347,200	Year End Roll	1/3/2017
2016	102	FV	347,200	0	.	.	347,200	347,200	Year End	1/4/2016
2015	102	FV	320,800	0	.	.	320,800	320,800	Year End Roll	12/11/2014

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes	PAT ACCT.	5222
GUIMOND LISA A		33153-221	6/4/2001		260,000	No	No				
KRAMER LINDA		30633-456	9/7/1999		217,000	No	No				
CLARK CHERYL		26338-432	5/23/1996		125,300	No	No	Y			

**BUILDING PERMITS**

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
11/5/2003		Porch	7,000	C		G6	GR FY06	1/3 COST TO EA CON	7/19/2021	USPS	MM	Mary M
									8/16/2018	Measured	DGM	D Mann
									8/31/2005	Fieldrev-Chg	BR	B Rossignol
									5/6/2000		197	PATRIOT

Sign: \_\_\_\_\_ VERIFICATION OF VISIT NOT DATA \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>							
Type: 99 - Condo Conv				Full Bath: 1	Rating: Very Good			BK:20743 PG:553 643-7152, Building Number 1.											
Sty Ht: 1 - 1 Story				A Bath:	Rating:														
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:														
Foundation: 3 - Brick or Stone				A 3QBth:	Rating:														
Frame: 1 - Wood				1/2 Bath:	Rating:														
Prime Wall: 2 - Clapboard				A HBth:	Rating:														
Sec Wall: %				OthrFix:	Rating:														
Roof Struct: 4 - Flat				<b>OTHER FEATURES</b>															
Roof Cover: 4 - Tar & Gravel				Kits: 1	Rating: Very Good														
Color: TAN				A Kits:	Rating:														
View / Desir: N - NONE				Frl:	Rating:														
<b>GENERAL INFORMATION</b>								WSFlue:	Rating:										
Grade: C - Average				<b>CONDOS INFORMATION</b>															
Year Blt: 1909	Eff Yr Blt:			Location:															
Alt LUC:		Alt %:		Total Units:															
Jurisdict: G6		Fact: .		Floor: 1 - 1st Floor															
Const Mod:				% Own: 33.000000000															
Lump Sum Adj:				Name: 48 - 7006															
<b>INTERIOR INFORMATION</b>								<b>REMODELING</b>				<b>RES BREAKDOWN</b>							
Avg Ht/FL: STD				Exterior:				No Unit	RMS	BRS	FL								
Prim Int Wal: 2 - Plaster				Interior:				1	5	2	0								
Sec Int Wall:		%		Additions:															
Partition: T - Typical				Kitchen:															
Prim Floors: 3 - Hardwood				Baths:															
Sec Floors:		%		Plumbing:															
Bsmnt Flr: 12 - Concrete				Electric:															
Subfloor:				Heating:															
Bsmnt Gar:				General:															
Electric: 3 - Typical				Total:	18.6 %			1	5	2									
Insulation: 2 - Typical				<b>CALC SUMMARY</b>				<b>COMPARABLE SALES</b>				<b>SUB AREA</b>				<b>SUB AREA DETAIL</b>			
Int vs Ext: S				Basic \$ / SQ: 305.00				Rate	Parcel ID	Typ	Date	Sale Price							
Heat Fuel: 1 - Oil				Size Adj.: 1.35000002															
Heat Type: 3 - Forced H/W				Const Adj.: 0.97990203															
# Heat Sys: 1				Adj \$ / SQ: 403.475															
% Heated: 100		% AC:		Other Features: 66000															
Solar HW: NO	Central Vac: NO			Grade Factor: 1.00															
% Com Wal	% Sprinkled			NBHD Inf: 1.00000000															
				NBHD Mod:															
				LUC Factor: 1.00															
				Adj Total: 542504															
				Depreciation: 100906															
				Deprecated Total: 441598															
<b>MOBILE HOME</b>				WtAv\$/SQ:		AvRate:		Ind.Val:											
Make: [ ] Model: [ ]																			
SPEC FEATURES/YARD ITEMS				Serial #:				Year:				Color:							
<b>PARCEL ID</b> 059.B-0001-0002.0																<b>IMAGE</b>			
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value		
More: N	Total Yard Items:					Total Special Features:								Total:					